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MORTGAGE OF REAL ESTATE. cuy 29602

BOOK 1536 PAGE 806

STATE OF SOUTH CAROLINARE VIEW ED COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

CO. S. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. Michael Landreth and Teresa J. Landreth WHEREAS.

(hereinafter referred to as Mortgagor) is well and truly indebted unto William M. Landreth

(hereinaster referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Eleven Thousand-------Dollars (\$11.000.00) due and payable

According to the terms and conditions of a note of even date

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgager in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

All that certain piece, parcel or lot of land with all improvements thereon situate, lying and being on the South side of Goodwin Street in the City of Greenville, South Carolina, being shown as all of Lot 5 on a plat recorded in Plat Book A at Page 149, R.M.C. Office for Greenville County, South Carolina, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Goodwin Street, corner of Lots 4 and 5; thence with the line of said Lots S. 19-30 E. 94.6 feet to an iron pin in line of Lot 4; thence with the line of Lot 4 N. 70-00 E. 51.6 feet to an iron pin; thence with the joint line of Lots 5 and 6 N. 19.5-00 W. 94.3 feet to an iron pin on the South side of Goodwin Street; thence with the line of said street S. 69-25 W. 51.6 feet to the point of beginning.

This is the same property conveyed to the Grantor herein by deed of Southeastern Insurance Service, Inc., dated January 2, 1981, and recorded in the R.M.C. Office for Greenville County, South Carolina, on January 19, 1981, in Book 1141 at Page 159.

This is a purchase money mortgage.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the ▶ usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises heireinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that tho premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.,

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